

A About 15 years.

Q You are familiar with values of real estate in Frederick City? A I would say yes.

Q You know this home owned by Mr. Bishop?

A Yes.

Q What would you say would be its fair market value?

A Well, I would say the price she is getting there is a fair price. The house has a pipeless furnace in it. It is a 4-room frame construction and has a bathroom hooked on, and it has no second floor and no way to get to that I believe. There is no garage on it, no fence. I would say \$2100 was a fair price.

Q What would you say as to the state of repairs?

A Well, fair. Not so much there I would say to improve except painting probably, unless you would install further equipment in the way of bathroom, garage, some little fencing, window sash.

Q You think \$2100, the price in this contract, is the fair market price for it? A I do.

Q Mr. Rice, do you know Mrs. Bishop's financial set-up?

A From what she has told me.

Q You know about the mortgage being on the property? A Yes.

Q In your judgment, do you think it is to the best interest of the infant child in this case that this property be sold?

A I don't know. I could hardly commit myself on that. I don't know what it would be. She asked me to sell the property, and she gave it to me at one time for \$1900, but later she put the price up to \$2100, and I had the party that bought her property preferred another property but couldn't get possession of it right away. He preferred another property for \$1900, but he couldn't get possession and he bought this. I don't know as far as her interests is involved there, I really don't know what to say.

Q Could it be divided, 2/3 to the infant and one third to the mother, without loss and injury?

A I don't see how, no, sir.